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## 20 12 STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
32448

**MLS ID:**  
A2263065

**\$79,900**



 **MINGU KYOUNG**  
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 403-253-5678

 20 12 Street NW, Calgary , Alberta T2N 1Y3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 2	<b>Lease Amount</b> 5333.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Hillhurst	<b>Building Type</b> Retail
<b>Year Built</b> 2016	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 990.00	<b>Building Area (Sq. M.)</b> 91.97
<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases

Seize this rare opportunity to own a thriving salon in the heart of Kensington—one of Calgary’s most vibrant communities. This turnkey business is ready for a new owner to step in and continue its success. Ideally situated in a busy strip mall with convenient street parking, the salon benefits from steady foot traffic generated by nearby residential condominiums, schools, parks, and a diverse mix of retail and dining establishments. Spanning 990 sq. ft., the salon offers an efficient and modern layout featuring large windows with abundant natural light, 6 fully equipped styling chairs, 3 sinks and 3 shampoo stations, a staff room and washroom & laundry for added convenience. The business has demonstrated consistent revenue growth with established client base, and untapped potential for expansion. Listed well below replacement cost, and this is truly a golden opportunity for an ambitious owner-operator!

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